

<b>Applicant</b>	Dad & Lad Enterprises, LLC	
<b>Request</b>	Plat Approval for "Edgewood Landings"	
<b>Location</b>	1600 S.W. 32 Place	
<b>Legal Description</b>	F.A. Barrett's Subdivision, P.B. 1, P. 46(D) The West 300 feet of Tract 36, less the North 25 feet for street right-of-way	
<b>Property Size</b>	2.10 acres (91,500 S.F.)	
<b>Zoning</b>	RML-25 – Residential Multifamily Low Rise/Medium High Density	
<b>Existing Land Use</b>	Vacant	
<b>Future Land Use Designation</b>	Residential Medium High	
<b>Comprehensive Plan Consistency</b>	Consistent in that the use and density proposed on the plat note are within the maximum permitted in the Residential Medium High land use designation.	
<b>Other Required Approvals</b>	City Commission	
<b>Applicable ULDR Sections</b>	47-24.5 Subdivision Regulations	
<b>Notification Requirements</b>	Sign notice along each right-of-way (Sec. 47-27.4)	
<b>Action Required</b>	<ul style="list-style-type: none"><li>• Recommend approval of Plat</li><li>• Recommend denial of Plat</li></ul>	
<b>Project Planner</b>  <b>Authorized By</b>  <b>Approved By</b>	<b>Name and Title</b>	<b>Initials</b>
	Lois A. Udvardy, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

**Request:**

This is a request to replat a 2.10 acre (91,500 S.F.) parcel of land for a townhouse development. The plat is proposed to be restricted to 30 townhouse units. This parcel was shown on the F.A. Barrett's Subdivision which was recorded in Dade County in 1910. Replatting is required prior to a building permit being issued for the townhouse development.

Pursuant to Sec. 47-25.2.F., Adequacy Requirements, Parks and Open Space, a residential Park Impact Fee in the amount of \$22,680 must be paid prior to Final DRC being obtained for any site plan approval on this property.

This plat was reviewed for conformance with ULDR Sec. 47-24.5, Subdivision Regulations, at the June 10, 2003 Development Review Committee.

A Site Plan Level II (Development Review Committee) review will be required for the proposed townhouse project.

**Planning & Zoning Board Review Options:**

1. If the Planning and Zoning Board determines that the application meets the intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for approval to the City Commission.
2. If the Planning and Zoning Board determines that the application does not meet the intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for denial to the City Commission.

**Staff Determination:**

This plat conforms to Sec. 47-24.5, Subdivision Regulations.

PZ/4-P-03/09-17-03/LAU